



# City of Lowell - Planning Board

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## Planning Board Meeting Minutes

Thursday, September 9, 2021 6:30 p.m.

City Council Chambers, 2<sup>nd</sup> Floor, City Hall

City of Lowell, 375 Merrimack Street, Lowell, MA

Remote Participation Optional via Zoom

**Note:** These minutes are not completed verbatim. For a recording of the meeting, visit [www.ltc.org](http://www.ltc.org)

### Members Present

Thomas Linnehan, Chairman

Gerard Frechette, Vice Chairman, via Zoom

Caleb Cheng, Member

Robert Malavich, Member

Russell Pandres, Associate Member

Sinead Gallivan, Associate Member

### Members Absent

Richard Lockhart, Member

### Others Present

Jess Wilson, Associate Planner

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A quorum of the Board was present. Chair Linnehan called the meeting to order at 6:34pm.

### I. Minutes for Approval

August 16, 2021

R. Malavich motioned and C. Cheng seconded the motion to approve the August 16, 2021 minutes. The motion passed unanimously, (5-0).

### II. Continued Business

#### **Site Plan Review and Special Permit: 1115 Westford Street 01851**

Assured Testing Laboratory has applied to the Planning Board for Site Plan Review and Special Permit approval to open a marijuana testing laboratory at the above address. The property is located in the Office/Research Park (OP) zoning district and requires a Special Permit under Sections 12.8 (f) and Site Plan Review approval pursuant to Section 7.10.5.

#### On Behalf:

None

#### Speaking in Favor:

None

#### Speaking in Opposition:

None

#### Discussion:

None

Motion:

R. Malavich motioned and C. Cheng seconded the motion to withdraw the application without prejudice. The motion passed unanimously (5-0).

**III. New Business**

**IV. Other Business**

**Pre-application Discussion: 663 Lawrence Street 01852**

Standish Green Group, LLC has applied to the Planning Board for a Pre-Application Discussion of plans to renovate the existing building at 663 Lawrence Street into an Adult Use Marijuana Cultivation and Produce Manufacturing Facility. The applicant proposes to cultivate, package, and transfer marijuana to other marijuana establishments, as well as produce concentrates and refined marijuana products. The subject property is located in the Light Industrial (LI) zoning district. When the applicant officially files, the project will require Site Plan Review approval per Section 11.4 from the Planning Board.

On Behalf:

Meg Nash, Attorney  
Paul Martignetti, Standish Green Group  
Anthony Martignetti, Standish Green Group  
Randy Miron, Bohler Engineering

M. Nash shared a power point and provided the Board with a detailed overview of the proposed marijuana cultivation and product manufacturing facility.

P. Martignetti elaborated on the project team's ties to the Lowell community.

Speaking in Favor:

None

Speaking in Opposition:

None

Discussion:

G. Frechette asked the applicant to provide clearer indication of parking and vehicle loading on site when they submit their application for Site Plan Review. This is necessary for the Board to assess whether the site has the capacity to handle the facility's needs.

R. Pandres asked for more information on utilities.

M. Nash stated that State regulations established by the Cannabis Control Commission include strict regulations for energy load and reduced energy consumption, adding that the CCC has issued guidelines for reducing energy consumption through measures like installing LED lights. She stated that sustainable management practices are not only a priority for Standish Green Group, but a requirement with the State, and that they would be happy to submit further details along with their Site Plan Review Application. She asked what information specifically the Board was looking for.

R. Pandres said that they would be looking for a letter from National Grid or a qualified engineer stating that the proposed use would not have an impact on utilities.

R. Miron introduced himself and stated that they could summarize the energy loads in their application.

R. Pandres asked if there is an industry standard for odor mitigation.

M. Nash noted that the comments provided by DPD staff also requested an odor mitigation plan outlining the specific steps Standish Green will take to address odor. She stated that it is the industry standard to use carbon filtration systems in combination with a high-quality HVAC system, and that these details would be included in the plans they submit.

S. Gallivan noted the simplicity of the plans included with the pre-application review package and stated that the Board will be looking for total site area, total tenant fit-out area, the number of existing parking spaces and whether there are enough to meet the zoning requirement, stormwater management design with comments from the City's stormwater management review team, analysis of the numbers of employees and visitors expected to be coming and going from the site, proposed lighting shown on the plan, and a waste management plan identifying whether product waste will be disposed on site (ie. in dumpsters) or transported off site.

R. Malavich asked if the facility has access to both Lawrence and Newhall Streets and asked the Applicant to show that Newhall Street is a one-way street with parking on both sides on their revised plans, noting that it would be difficult for two-way traffic to pass and he is concerned about traffic exiting onto Newhall Street.

P. Martignetti stated that the only entrance/exit will be on Lawrence Street and that there will be no increase in traffic on Newhall Street.

C. Cheng noted the site's proximity to residential areas and recommended that the applicant consider the placement of lighting to minimize glare on neighbors and incorporation of industry best practices for odor mitigation. He suggested that the applicant consider a longer-term maintenance strategy including filter replacement as part of the plan along with a contingency plan. Neighbors who have concerns should have a contact person. He noted that even a minimal amount of odor can be quite noticeable and that there are likely minors living in nearby households. C. Cheng agreed with G. Frechette about parking requirements, and noted that the DPD staff comments indicate that parking on site is sufficient.

T. Linnehan asked if any landscaping would be done as there is a lot of overgrowth on the site.

P. Martignetti stated that they did some cleanup last year and agreed they could do more cleanup on site.

T. Linnehan asked for more details on the proposed product manufacturing.

M. Nash stated that proposed activities include extraction techniques, a process to extract concentrates from the cannabis plant to develop ingredients that can be infused into edibles and other consumption techniques such as concentrates or shatter. These may be marketed as Standish Green products or sold wholesale to other product manufacturers to infuse into other products.

T. Linnehan asked for clarification on concentrates.

M. Nash stated that concentrates can be used to create topical treatments or oral tinctures, consumption methods which were developed by the medical market for patients with comorbidities that prevent them from using the traditional combustion method of consumption, and noted that a broad product line is possible in Massachusetts. She added that Standish Green is in the process of hiring a director of manufacturing and processing operations who will guide specific methodologies and product development.

T. Linnehan asked if that included oils.

M. Nash stated that oils fall under the umbrella of edibles and tinctures, and that concentrates can be consumed directly or through combustion with devices such as vape pens, and noted that there are a broad range of methods.

T. Linnehan stated that the odor mitigation plan has to be approved by the Cannabis Control Commission and that the Board typically includes this as a condition of Site Plan Review approval.

Motion:

None

**V. Notices**

**VI. Further Comments from Planning Board Members**

S. Gallivan provided an update on the Community Preservation Committee, sharing that the committee received a number of eligibility applications which will be reviewed at their next meeting on September 30. Full applications are due October 15 and decisions will be made around January 2022.

G. Frechette thanked the City Manager and City Council for appointing him to his fourth five-year term on the Planning Board.

**VII. Adjournment**

R. Malavich motioned and S. Gallivan seconded the motion to adjourn the meeting at 7:16pm. The motion passed unanimously (5-0).